

**MINUTES OF THE JONESTOWN BOARD OF ADJUSTMENTS & APPEALS MEETING
HELD NOVEMBER 1, 2021, 5:30 P.M., AT THE CITY COUNCIL CHAMBER, 18649 FM
1431, SUITE 3A, JONESTOWN, TEXAS.**

Sara Jane Cantwell (Place 1) Robert L. Rogers, Vice Chair (Place 2)	Jim Etherton, (Place 3) Henry Mayes (Place 4) Paul Dertien (Place 5)	Kara Trissel (Alternate 1) Jona TenEyck (Alternate 2)
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A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIRMAN

Chair Rogers called the meeting to order at 5:31 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Rogers, Members Cantwell, Dertien and Alternate Trissel

Absent: Vice Chair Mayes, Member Etherton, Alternate TenEyck

Staff Present: City Administrator Jones, Development Services Director Jolly,
Planning/GIS Technician Bradley

3. APPROVAL OF MINUTES

September 27, 2021, meeting

A motion was made by Board member Cantwell and seconded by Alternate Trissel to approve the minutes of the September 27, 2021 meeting. The motion passed unanimously.

GENERAL BUSINESS:

OLD BUSINESS:

- 4. Consideration and possible action on a request for a variance from the Jonestown Code of Ordinances Chapter 14 Zoning, Article 14.02, Sec. 14.02.061(b)(2) and (Chart 1) by Jeffrey and Penny Berlin to allow for a building to be placed in the front setback of the property located at 18408 Ranchland Hills Vista, (Lot 20 Block A Ranchland Hills Subdivision), Jonestown, TX. (public hearing was held on September 27, 2021, and action postponed to this meeting)**

Board members discussed this variance request and directed questions to several attendees in the audience, specifically James Cornelet, the architect for Jeffrey and Penny Berlin, Mark McKim with the Ranchland Hills ACC Board, Marlin Coplin formerly with the Ranchland Hills HOA, and James Ryan who resides at 18308 Ranchland Hills Vista. Board members discussed the steep topography and ravine and clarified the 13-ft. distance from the road to the property line along with a 30-ft. building setback from the property line. Following discussion, Board member Cantwell motioned to grant a variance to allow location of a building to encroach 10-ft. into the 30-ft. building setback with a condition

that the home is a single-story home built above grade. The motion was seconded by Alternate Trissel and passed unanimously.

NEW BUSINESS:

5. a. **PUBLIC HEARING** on a request by Kelly Melim for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Article 14.02, Sec. 14.02.061(b), to allow placement of a carport in the front setback of the property located at 10502 W. Lakeview Drive (Lot 12 Blk B Jonestown Hills Subd Unit 2) Jonestown, TX.

Applicant Kelly Melim attended the meeting and answered questions from the Board members. There being no other citizens wishing to speak, Chair Rogers closed the public hearing.

- b. **Consideration and possible action on the above request by Kelly Melim for a variance from the Jonestown Code of Ordinances, Chapter 14 Zoning, Article 14.02, Sec. 14.02.061(b), to allow placement of a carport in the front setback of the property located at 10502 W. Lakeview Drive (Lot 12 Blk B Jonestown Hills Subd Unit 2) Jonestown, TX.**

Following discussion, Board member Cantwell motioned to approve a variance to allow placement of a carport in the front setback of the property located at 10502 W. Lakeview Drive. The motion was seconded by Alternate Trissel and passed unanimously.

6. ADJOURNMENT

A motion was made by Board member Dertien and seconded by Board member Cantwell to adjourn. Motion passed unanimously. Chair Rogers adjourned the meeting at 6:57 p.m.

PASSED AND APPROVED AT A MEETING HELD ON FEBRUARY 7, 2022.




Robert Rogers, Chair

ATTEST:


Belinda Gaytan, City Secretary